

033.A

0002

0019.2

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

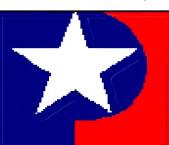
792,900 / 792,900

USE VALUE:

792,900 / 792,900

ASSESSED:

792,900 / 792,900


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		SILK ST, ARLINGTON

OWNERSHIP

Owner 1:	LARAQUI JAWAD & MEGAN	Unit #:	2
Owner 2:			
Owner 3:			

Street 1: 21 SILK ST UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	SCHOENFELD KIRA & ALISON J -
Owner 2:	-
Street 1:	21 SILK ST UNIT 2
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1928, having primarily Vinyl Exterior and 2827 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7856												G8	1.			

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								280783
								GIS Ref
								GIS Ref
								Insp Date
								05/24/18

PREVIOUS ASSESSMENT

Parcel ID									Date	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	780,600	0	.	.	780,600	780,600	Year End Roll	12/18/2019
2019	102	FV	682,600	0	.	.	682,600	682,600	Year End Roll	1/3/2019
2018	102	FV	556,600	0	.	.	556,600	556,600	Year End Roll	12/20/2017
2017	102	FV	435,100	0	.	.	435,100	435,100	Year End Roll	1/3/2017
2016	102	FV	435,100	0	.	.	435,100	435,100	Year End	1/4/2016
2015	102	FV	401,000	0	.	.	401,000	401,000	Year End Roll	12/11/2014
2014	102	FV	382,100	0	.	.	382,100	382,100	Year End Roll	12/16/2013
2013	102	FV	382,100	0	.	.	382,100	382,100		12/13/2012

SALES INFORMATION

TAX DISTRICT							PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
SCHOENFELD KIRA	149-30		4/19/2018		842,000	No	No				
STILES-MIKL KIR	143-137		2/1/2017	Convenience	99	No	No				
REICHMAN MARC/	120-135		5/14/2012		399,000	No	No				
CUSSON JONATHAN	103-111		5/1/2008		390,000	No	No				
NAUN CHRISTOPHE	93-49		4/3/2006		378,000	No	No				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/15/2018	819	Inter Fi	113,000	O					5/24/2018	Measured	DGM	D Mann
4/20/2018	461	Inter-De	2,000	C					8/14/2012	MLS	EMK	Ellen K
10/5/2016	1221	Heat App	10,000	C					4/4/2007	External Ins	BR	B Rossignol
8/26/2016	2106	Dormers	127,155	O				add bed & bath 3rd				

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good													
Sty Ht: 1A - 1 Sty +Attic				A Bath: 1	Rating: Very Good													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 2 - Hip				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good													
Color: BLUE				A Kits:	Rating:													
View / Desir:				Frl:	Rating:													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C - Average				CONDOS INFORMATION														
Year Blt: 1928	Eff Yr Blt:			Location:														
Alt LUC:		Alt %:		Total Units:														
Jurisdct: G8		Fact: .		Floor: 2 - 2nd Floor														
Const Mod:				% Own: 55.000000000														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			No Unit	RMS	BRS	FL							
Prim Int Wall: 2 - Plaster				Functional:				1	10	5								
Sec Int Wall:		%		Economic:														
Partition: T - Typical				Special:														
Prim Floors: 3 - Hardwood				Override:														
Sec Floors:		%		Total:	18.6 %													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES										
Subfloor:				Basic \$ / SQ: 295.00				Rate	Parcel ID	Typ	Date	Sale Price						
Bsmnt Gar:				Size Adj.: 1.02141845														
Electric: 3 - Typical				Const Adj.: 0.98980200														
Insulation: 2 - Typical				Adj \$ / SQ: 298.246														
Int vs Ext: S				Other Features: 84500														
Heat Fuel: 1 - Oil				Grade Factor: 1.00														
Heat Type: 5 - Steam				NBHD Inf: 1.04999995														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100		% AC:		LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 974022														
% Com Wall	% Sprinkled:			Depreciation: 181168														
				Depreciated Total: 792854														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 033.A-0002-0019.2														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:																	
Total Special Features:																		
Total:																		